

TEXAS TRANSPORTATION COMMISSION

DENTON County

MINUTE ORDER

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DALLAS District

In the City of Corinth, Denton County, on I-35E, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 400, at Page 394 and at Page 433, Deed Records of Denton County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to a governmental entity with the authority to condemn the property.

The City of Corinth, Texas is a governmental entity with the authority to condemn the property and has requested to purchase the tract for \$635,300.

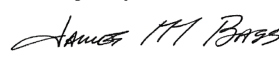
The commission finds \$635,300 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the City of Corinth, Texas for \$635,300; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC0E4EC...  
Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
A36620BA547D4BD...  
Executive Director

115913 Dec. 10, 2020

Minute	Date
Number	Passed

County: Denton  
Highway: Interstate Highway 35E  
Station: 1638+10.15 to 1642+84.44  
ROW CSJ No. 0196-01-100

**TRACT FOUR**

**BEING 1.6205 acres of land situated in the J.P. WALTON SURVEY, Abstract no. 1389, the J.B. THEDFORD SURVEY, Abstract no. 1308, and the H. GARRISON SURVEY, Abstract no. 507, located in the city of Corinth, Denton County, Texas, and being a portion of the tracts of land conveyed to the State of Texas by the deeds recorded in Volume 400, Page 433 and Volume 400, Page 394 of the Deed Records of Denton County, Texas; said 1.6205 acres of land being more particularly described by metes and bounds as follows:**

**BEGINNING** at a ½" iron rod marked "Brittain & Crawford", set at the most Easterly Northeast corner of Lot 1, Block A, DATCU-CORINTH ADDITION to the City of Corinth according to the plat recorded in Document No. 2016-2147 of the Deed Records of Denton County, Texas, and said point lying in the existing Southwest right-of-way line of Interstate Highway No. 35E, and said **POINT OF BEGINNING** being 156.76' left of Baseline Station 1642+84.44, and having a Texas State Plane Coordinate System, N.A.D. 83 (1996 CORS, EPOCH 2002.0), North Central Zone (4202) surface coordinate of North 7106150.98670, East 2409063.93809;

THENCE severing said State of Texas tracts and said Interstate Highway No. 35E, and running along the New Southwest Right-of-Way line of said Interstate Highway No. 35E, as follows:

- (1) SOUTHEASTERLY 127.62 feet, along a curve to the right having a radius of 1085.00 feet, a central angle of 06° 44' 21" and a chord bearing S 31° 59' 05" E 127.54 feet, to a ½" iron rod marked "Brittain & Crawford", set at the end of said curve;
- (2) S 28° 36' 54" E 95.92 feet, to a ½" iron rod marked "Brittain & Crawford", set at the beginning of a curve to the left;
- (3) SOUTHEASTERLY 122.60 feet, along said curve to the left having a radius of 765.00 feet, a central angle of 09° 10' 57" and a chord bearing S 33° 12' 23" E 122.47 feet, to a ½" iron rod marked "Brittain & Crawford", set at the end of said curve;
- (4) S 37° 47' 51" E 19.54 feet, to a ½" iron rod marked "Brittain & Crawford", set at the beginning of a curve to the right;

EXHIBIT "A"

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May 28, 2020

County: Denton  
Highway: Interstate Highway 35E  
Station: 1638+10.15 to 1642+84.44  
ROW CSJ No. 0196-01-100

- (5) SOUTHWESTERLY 128.68 feet, along said curve to the right having a radius of 85.00 feet, a central angle of  $86^{\circ} 44' 09''$  and a chord bearing  $S 05^{\circ} 34' 13'' W$  116.74 feet, to a  $\frac{1}{2}$ " iron rod marked "Brittain & Crawford", set at the end of said curve, and the beginning of a curve to the left;
- (6) SOUTHWESTERLY 175.17 feet, along said curve to the left having a radius of 765.00 feet, a central angle of  $13^{\circ} 07' 11''$  and a chord bearing  $S 42^{\circ} 22' 42'' W$  174.79 feet, to a  $\frac{1}{2}$ " iron rod marked "Brittain & Crawford", set at the end of said curve, and the beginning of a non-tangent curve to the left;
- (7) NORTHWESTERLY 96.55 feet, along said curve to the left having a radius of 497.22 feet, a central angle of  $11^{\circ} 07' 33''$  and a chord bearing  $N 79^{\circ} 15' 53'' W$  96.40 feet, to a  $\frac{1}{2}$ " iron rod, found at the Southeast corner of the aforesaid Lot 1, Block A, DATCU-CORINTH ADDITION, and said point lying in the existing Southwest right-of-way line of the aforesaid Interstate Highway No. 35E;

THENCE along the East boundary line of said Lot 1, Block A, and the existing Southwest right-of-way line of said Interstate Highway No. 35E, as follows:

- (8)  $N 01^{\circ} 02' 58'' W$  122.88 feet, to a  $\frac{1}{2}$ " iron rod marked "Brittain & Crawford", set;
- (9)  $S 88^{\circ} 40' 06'' E$  37.95 feet, to a point in a utility vault;
- (10)  $N 00^{\circ} 36' 13'' W$  415.69 feet, to the **POINT OF BEGINNING**, containing 1.6205 Acres (70,589 square feet) of land;



County: Denton  
 Highway: Interstate Highway 35E  
 Station: 1638+10.15 to 1642+84.44  
 ROW CSJ No. 0196-01-100

THE STATE OF TEXAS   §  
                                   §       **KNOW ALL MEN BY THESE PRESENTS:**  
 COUNTY OF DALLAS   §

This property description is accompanied by a separate plat of even date.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83 (1996 CORS, EPOCH 2002.0).

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000150630 (0.99984939269).

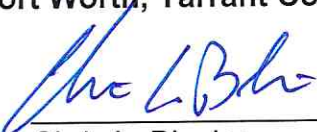
\*\*The monuments described and set in this document, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

The Station and Offset Information refers to the baseline described in the Plans of Proposed Right-of-way Project, Denton County, for Interstate Highway Number 35E, from: F.M. 2181, South in Corinth To: State Loop 288, Cities of Corinth and Denton. ROW CSJ No: 0196-01-100, Construction CSJ No: 0196-02-056

That I, Chris L. Blevins, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

**WITNESS MY HAND AND SEAL at Fort Worth, Tarrant County, Texas.**

Brittain & Crawford, LLC  
 3908 South Freeway  
 Fort Worth, Texas 76110  
 (817) 926-0211, Fax (817) 926-9347

 4/28/2020  
 Chris L. Blevins                      Date  
 Registered Professional Land Surveyor  
 No. 5792 State of Texas



ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (1996 CORRS, EPOCH 2002.0). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000150630

THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

AS SHOWN ON TxDOT MAPSHEET No. 10 & 11  
INTERSTATE HIGHWAY No. 35E  
FROM: F.M. 2181 TO STATE LOOP 288  
RCSJ No. 0196-01-100  
DENTON, COUNTY  
AUGUST 22, 2011

J.B. THEDFORD SURVEY  
ABSTRACT No. 1308

Course	Bearing	Distance
L1	S 28°36'54" E	95.92'
L2	S 37°47'51" E	19.54'
L3	N 01°02'58" W	122.88'
L4	S 88°40'06" E	37.95'
L5	N 00°36'13" W	415.69'

LOT 1, BLOCK A  
DATCU-CORINTH ADDITION  
DOC. No. 2016-2147

OWNER:  
DATCU CREDIT UNION  
DOC. No. 2014-47543

#### LEGEND

- ⊙ I.R.S. 1/2" IRON ROD MARKED  
"BRITTAIN & CRAWFORD", SET
- ⊙ TxDOT MONUMENT FOUND
- P.O.B. POINT OF BEGINNING
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1085.00'	127.62'	6°44'21"	127.54'	S 31°59'05" E
C2	765.00'	122.60'	9°10'57"	122.47'	S 33°12'23" E
C3	85.00'	128.68'	86°44'09"	116.74'	S 05°34'13" W
C4	765.00'	175.17'	13°07'11"	174.79'	S 42°22'42" W
C5	497.22'	96.55'	11°07'33"	96.40'	N 79°15'53" W

#### EXHIBIT "A"

### A PLAT OF A SURVEY OF TRACT FOUR

I.H. 35E AT CORINTH PARKWAY  
RIGHT-OF-WAY SURPLUS PROJECT  
A 70,589 SQUARE FOOT (1.6205 ACRES)

TRACT OF LAND IN THE  
J.P. WALTON SURVEY, ABSTRACT No. 1389, THE  
H. GARRISON SURVEY, ABSTRACT No. 507, AND  
THE J.B. THEDFORD SURVEY, ABSTRACT No. 1308  
CITY OF CORINTH, DENTON COUNTY, TEXAS

AS SHOWN ON TxDOT MAPSHEET No. 10 & 11  
INTERSTATE HIGHWAY No. 35E  
FROM: F.M. 2181 TO STATE LOOP 288  
RCSJ No. 0196-01-100  
DENTON, COUNTY  
AUGUST 22, 2011

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BY: BRITTAIN & CRAWFORD, LLC

Chris L. Blevins, R.P.L.S. 4/28/2020 Date

